



St. Andrews  
Street  
St. Ives  
TR26 1AH

Asking Price £625,000

- Detached Town Centre Property
  - No Onward Chain
  - Stunning Harbour Views
  - 4 bedrooms \* 3 En Suites
  - Open Plan Living
- Potential Vibrant Business Opportunity
  - Attic Room
  - Double Glazed
- Ultimate Lifestyle Opportunity
  - Scan QR Code For Material Information



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Tenure - Freehold

Council Tax Band - B

Floor Area - 1360.00 sq ft



4



3



1



E49

### The Location & Property

Set within the heart of St Ives and only a short walk away from the picturesque harbourside, three award winning beaches and maze of cobbled streets that offer a wide variety of quality restaurants, café bars and shops. St Ives has fast become one of the UK's foremost holiday destinations. With its eclectic mix of pretty Cornish Cottages the town though it has changed enormously over the years still retains its charm and character. There are three award winning beaches including the famed surfing beach of Porthmeor where you are also able to find The Tate St Ives. The town offers its own train station linking into the main line at St Erth from where you are able to travel into the home counties and beyond. Newquay airport is only 30 minutes away and offers direct flights into most of the UK's airports along with many European destinations.

The property is believed to have been built in the mid 19th century and was for a number of years a well renowned tea shop. Now the property offers spacious 4 bedroom living with the benefit of stunning views into the harbour of St Ives and across to Smeatons pier and the arches as well as out to sea. Whilst still offering a wealth of charm and character the property also encompasses modern living. The open plan living space creates a great family area. There is access from here down into the cellar. Set over the first and second floor are 4 excellent size bedrooms of which 3 offer ensuite facilities. Coasters offers the ultimate lifestyle for a family or an ambitious couple. With the downstairs once home to a thriving café, it presents an exciting opportunity to launch a business and unlock endless potential. This stunning family residence not only promises comfort but also a world of possibilities for those seeking success. The property is offered for sale with NO ONWARD CHAIN.

### Entrance

Stable type front door opening into:

### Open Plan Lounge Kitchen Dining Room

24'06 x 12'05 (7.47m x 3.78m )

White washed wooden flooring incorporating the access hatch that leads down into the cellar. Quadruple aspect windows to the front, rear and either side. Carpeted stairs rising to the first floor landing. Exposed stone worked walls and exposed lintels. Within the kitchen area is a range of base level units and drawers incorporating a fridge with

freezer compartment, dishwasher and wine bottle rack. Wooden worksurfaces above incorporating a 1 1/4 stainless steel sink drainer with mixer tap above. Integrated 4 ring hob with oven grill below and a glass splashback and an extractor fan over. Eye level units.

Carpeted Stairs rising to:

### Landing

Carpet. Radiator. Storage cupboard. Door leading out to the side of the property where there are granite steps leading down onto St Andrews Street. Doors opening into:

### Bedroom

13'03 x 9'02 (4.04m x 2.79m)

laminate flooring. Radiator. Double glazed window to the side aspect offering a view of the Parish church and garden and looking towards the arches at Smeatons pier. Recessed shelving. Wardrobe offering hanging space and shelving. Exposed stone wall. Glazed door accessing:

### Ensuite Wet Room

6'00 x 5'00 (1.83m x 1.52m)

Tiled flooring. Wall hung vanity hand wash basin. Dual flush low level W/c. Shower with a separate shower head attachment. Wall mounted ladder towel rail. Mirror fronted vanity cupboard. Extractor. Full tiled surrounds and splashbacks. Exposed stone wall.

### Bedroom

9'07 x 9'03 (2.92m x 2.82m )

Laminate flooring. Radiator. Double glazed window sash window to the side aspect offering a view of the Parish Church and garden and a harbour glimpse. Cupboard under the stairs housing the gas boiler. Door into:

### Ensuite

5'01 x 3'11 (1.55m x 1.19m)

Tiled flooring. wall hung vanity hand wash basin. Dual flush low level W/c. Shower cubicle with shower above of the mains with sliding glazed doors. Extractor fan. Obscure double glazed window to the rear aspect.

Returning to the landing there are carpeted stairs with handrail to side leading to:

### Second Floor Landing

Carpet. Glass blocks set into the wall. Double glazed sash window to the side aspect. Door way accessing into an inner hall with door into:



### Bedroom

7'03 x 7'02 (2.21m x 2.18m )

Laminate flooring. Radiator. Double glazed sash window to the side aspect view over the Parish church and garden and out into the harbour and bay beyond.

### Master Suite

14'10 x 12'01 (4.52m x 3.68m )

This lovely light and airy room offers laminate flooring. Radiator. Double glazed double aspect sash windows to the front and side aspect offering a stunning harbour view as well as looking out into St Ives bay and the parish church garden and Parch church. Dressing area with open wardrobe space. Storage cupboard. Door into:

### Ensuite

5'10 x 5'07 (1.78m x 1.70m)

Tiled flooring wall hung vanity hand wash basin. Dual flush low level W/c. Bath with mixer tap above incorporating a shower hand attachment and a shower above . Full tiled surrounds and splashbacks. Mirror front vanity cupboard. Ladder towel rail .

Within the master suite are ladder style steps leading up into:

### Attic Room

13'09 x12'05 (4.19m x3.78m)

Carpet. Velux window to the side aspect offering a view of the harbour. Storage cupboards.

### Cellar

20'10 x 8'02 (6.35m x 2.49m )

Accessed via the hatch door in the living space there are granite steps leading down into the cellar. Creating the ideal storage space there is power and light connected.

### Material Information

Verified Material Information

Council tax band: B

Council tax annual charge: £1821.97 a year (£151.83 a month)

Tenure: Freehold

Property type: House

Property construction: Standard form

Electricity supply: Mains electricity





St. Andrews Street, St. Ives, TR26 1AH

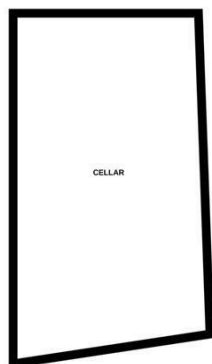
Solar Panels: No  
Other electricity sources: No  
Water supply: Mains water supply  
Sewerage: Mains  
Heating: Central heating  
Heating features: Double glazing  
Broadband: ADSL copper wire  
Mobile coverage: O2 - Good, Vodafone - Good, Three - Good, EE - OK  
Parking: None  
Building safety issues: No  
Restrictions - Listed Building: No  
Restrictions - Conservation Area: [Planning.data.gov.uk/entity/44002622](https://planning.data.gov.uk/entity/44002622)  
Restrictions - Tree Preservation Orders: None  
Public right of way: No  
Long-term area flood risk: Yes  
Coastal erosion risk: Yes  
Planning permission issues: No  
Accessibility and adaptations: Wide doorways  
Coal mining area: No  
Non-coal mining area: Yes  
Energy Performance rating: E  
All information is provided without warranty. Contains HM Land Registry data © Crown copyright and database right 2021. This data is licensed under the Open Government Licence v3.0.  
The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.



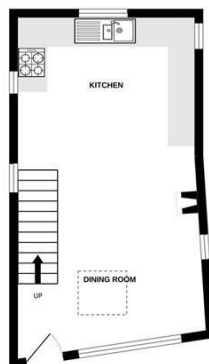
## Directions To Property

From the market place head down by the side of the Parish Church into St Andrews Street where the property will be found on your right.

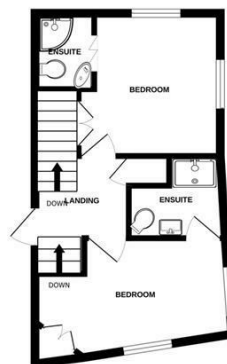
**BASEMENT**  
293 sq.ft. (27.2 sq.m.) approx.



**GROUND FLOOR**  
287 sq.ft. (26.7 sq.m.) approx.



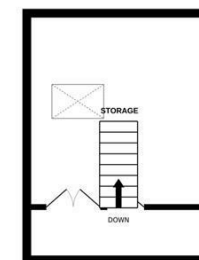
**1ST FLOOR**  
289 sq.ft. (26.9 sq.m.) approx.



**2ND FLOOR**  
282 sq.ft. (26.2 sq.m.) approx.



**3RD FLOOR**  
208 sq.ft. (19.3 sq.m.) approx.



**TOTAL FLOOR AREA : 1360 sq.ft. (126.3 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Contact Us

50 Fore Street  
Hayle  
Cornwall  
TR27 4DY

E: hayle@millerson.com

T: 01736 754115

www.millerson.com

## Scan QR For Material Information



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| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         | 77        |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            | 49      |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales<br>EU Directive 2002/91/EC  |         |           |

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